

Kamas City Council
Staff Report

April 12, 2016

Applicant: Don Sargent for Kamas Storage (Ronald Strahan)

Request: Rezone of parcel KTS-633-B from Residential Agriculture (R-A) to Light Industrial (L-I)

Location: Property at about 200 East 500 South
Accessed at approximately 170 East 400 South

In conjunction with the Land Use Amendment to allow RV & Boat/Self Storage, Kamas Storage has submitted an application for the rezone of parcel KTS-633-B from Residential Agriculture (R-A) to Light Industrial (L-I).

BACKGROUND

Parcel KTS-633-B is 4.29 acres in size. It is accessed by a narrow lane on the rear of eight (8) homes that front 150 East. Kamas City maintenance facilities are on the east side of the lane. The applicant has indicated approximately 17,000 sf of the parcel is presently covered by storage units. They are currently proposing to increase that area with another 7,000 sf of covered storage. The applicant is amenable to widening the private lane for better access for this expansion. A security gate and security cameras are already in place.

The Kamas City Planning Commission finds the following in support of the rezone:

- The pre-existing storage units were never recognized as being an industrial use when the city first designated this parcel as Residential Agriculture (R-A).
- Other properties in the area have manufacturing or light industrial zoning designations.
- The property is not located on a major city street.
- The use will not adversely affect neighboring property owners.
- The use will not create dust, noise, odors, fumes or other nuisances that result in adverse impact to a residential neighborhood.
- Self-Storage facilities within the neighboring communities are allowed adjacent to residential areas.

RECOMMENDATION

The Planning Commission has forwarded a positive recommendation to the Kamas City Council for the rezone of parcel KTS-633-B from Residential Agriculture to Light Industrial.